



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Date: March 1, 2022

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Bob Jefferson, Mike Rademacher, Jim Feeney, John Maher, Peter Martini, Bill Hayner (Brett Lambert, absent)

Guests: David Steeves, Josh Sydney, Chris Baryluk, Bill Sterling, Steve Kirby

The Chairman called the meeting to order at 7:04 pm.

TOWN YARD

Mr Baryluk gave an update of the project :

Mr. Baryluk did a photo update of the project showing the following: Trench box, drainage structures, site work, ground improvements of pier drilling and roofing on Building A.

He then gave a schedule update stating that foundation for Building E should be starting in March, site structures should be going in March, vault with the sludge is still under negotiations and the pre-fab building is expected for delivery in June.

Mr Baryluk presented two change requests for the PTBC to review:

- Change Request #25A- Exterior walls replaced in Building A, metal frame partitions, vapor barrier and demo flaking paint -\$46,754.94 - This amount came in approximately \$20K less than estimate.

A motion was made by Jefferson, seconded by Hayner to approve the change request. Motion passed unanimously on a roll call vote 7-0.

- Owner's Change Order #4 - Includes CR#25A and other CRs and CCRs which were approved and presented. \$158,604.39

A motion was made by Hayner, seconded by Maher to approve the change request. Motion passed unanimously on a roll call vote 7-0.

Mr. Baryluk then reviewed the change order exposure log. He noted that at this time some of the concerns are still under dispute. Including CR011, CR036, CR037, CR039 and CR042, CR045.

The following invoices were presented and motions to approve by Jefferson, and seconded by Hayner:

- Thielsch Engineering- Invoice # LS1033661 - soil testing- \$1,116.00

- Sydney Project Management-Invoice #13 - February 2022 Owner's Project Manager services - \$28,586.16 and Cannon design reimbursables - \$3,341.80 - Total Sydney Project Management invoice #13 - \$31,927.96

Both invoices totaling \$33,043.96 were unanimously approved by roll call vote 7-0

Mr. Jefferson questioned Mr. Sydney about Commodore's billing versus time completion ratio. It appears that they are approximately 3 million behind in billing as compared to projection. Mr. Sydney confirmed that was correct and explained that a major portion of the delayed billing was because of the pre-fabricated building and associated materials and labor delay.

The question was asked of the design team, "should we be concerned?" Mr. Sydney stated that we have been aware of the delay in the prefab building since the fall and that he was having conversations with Commodore about how this would effect schedule and budget. Committee stated that those conversations and answers needed to be happening now.

Mr. Martini requested that the Owner's Project Manager team present a "billing curve" with estimated dates moving forward at the next meeting or within a month. Josh said he would work on that.

Mr. Maher asked the completion percentage and Josh stated approx 24 %.

Mr. Maher wanted to know if Commodore was adjusting their work schedule to expedite other areas of the project to work around the pre-fabricated building delay? Mr. Sydney stated that he was having conversations with Mike Rademacher to see if he could start in other areas such as Building C now that the snow fighting season was ending. Mr. Sydney felt they could get started on Building C roof and masonry.

Mr. Baryluk presented the budget as of 2/25/22, there were no questions or comments at this time.

Mr. Steeves stated that a change to the manufacturer of the store front windows was being evaluated by Commodore. Making the change could reduce the lead time on the materials down to 16 weeks. A reduction of 8-10 weeks.

Chairman Reedy asked for Mr. Sydney to address issues with Commodore over the next couple of weeks and invite them to the 3/15/22 meeting. Mr. Sydney said he would but 2 weeks may be tight.

Mr. Maher said he would work with Mr. Sydney to get Commodore here as soon as possible.

Mr. Reedy asked for Mr. Sydney to work on a timeline. Mr. Sydney responded he would.

CENTRAL SCHOOL

Mr. Kirby gave an update on the status of the project. The Council on Aging moved in on 2/10/2022. First floor is open for Council on Aging programs as of 3/1/22.

Issue with smokes in ducts - 2 have been relocated and 2 smokes installed.

Air conditioning issue and problem with shut off valve. Proposal from engineer but no response from Kronenberger & Sons Restoration.

Kitchen has been turned over and is operational but several items did not work on start up. Hood and exhaust fan did not start on Fire Department inspection. Exhaust fan became out of round during install and manufacturer rep needed to come out and correct. Gas shut off valve did not work. There was lack of coordination between plumber, electrician and food service vendor. Coming out to resolve.

Progress report - painting, stair 3 guardrails, punch list, doors hung, Maple St. canopy and canopy turnbuckles should be in within the next 2 weeks.

Mr. Martini asked if there were any material delays effected project? Mr. Kirby stated just the turn buckles and acoustical panels for main hall. Not sure when they will be in but should be a one day install.

Mr. Kirby stated exterior work includes concrete for bollards and canopy ceiling inside and out.

Elevator panels would be done at end of job so as not to damage. Install will be done by Delta Beckwith. Kronenberger & Sons Restoration project manager has left project and we are now dealing with Kronenberger & Sons Restoration Director of Project Management.

Mr. Reedy asked about status of punch list. Mr. Kirby stated that a partial punch list was done in late January. Engineer still needed to do one and no punch list had not been done in the kitchen or south entry.

Photo journal reviewed. East entry and main hall hardwood floors, Maple St. doors, canopy, drop in room and stair 3 railings.

Mr. Kirby then gave a budget status as of 3/1/2022. Budget was presented showing a project overage in the budget of approximately \$244,000. There are still 10 Change Order Proposals under review and 10 Change Order Proposals anticipated but not submitted yet.

The following invoice was presented and motion to approve by Jefferson, and seconded by Hayner:

- Broadlink Technology - invoice #3393-03 for Audio/Visual services in Rooms 118/119 - \$9195.65

Invoice was unanimously approved by roll call vote 7-0

HOUSEKEEPING

The minutes of the February 15, 2022 were presented for approval. Mr. Rademacher stated that there was an error in regards to Commodore being over billed by \$3 million. It should have been that they "under billed in comparison to their schedule". On a motion by Hayner seconded by Maher to approve as amended. Minutes were approved by roll call vote 6-0-1. Reedy abstaining.

Mr. Reedy discussed doing a site visit of Central School on 3/15/22 at 5:00 pm. It was decided that would be the date and time for visit.

Whereupon a motion was made by Maher seconded by Jefferson to adjourn at 8:46 PM and it was unanimously voted.

Respectfully Submitted,
Robert Jefferson